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THE UPDATE HIGH POINT PROJECT HAS REACHED ANOTHER MILESTONE

The public review draft of Module 1 of the City's new Development Ordinance is available for public review. This module is referred to as the "Administration Module" since it contains the chapters that relate to how the ordinance will be administered. Specifically, this document includes the following chapters:

- Chapter 1 – General Provisions
- Chapter 2 – Administration
- Chapter 8 – Nonconformities
- Chapter 9 – Enforcement
- Chapter 10 – Definitions and Measurement

The document is referred to as a "module" since it is the first of three different groups of related chapters (or modules) that will comprise the updated Development Ordinance.

Module 1, Administration, will be considered by the UPDATE Advisory Committee during the month of May into early June. The Advisory Committee will review the draft text and provide comments to city staff and the consulting team for further modification, as appropriate. The draft Module 1 text and the Advisory Committee comments will then be presented to the Planning and Zoning Commission and City Council in early summer 2013.

The direction provided by the Planning and Zoning Commission and the City Council will then be used to prepare the Public Hearing Draft version of the Development Ordinance later this year.

Each chapter in this Administration module contains a summary table of contents and a short list of the significant changes from the current Development Ordinance. There are footnotes that explain the new sections proposed in the updated Development Ordinance, as well as explanations of how current regulations are modified in these draft regulations. Additional background information about the rationale behind proposed changes to the current regulations is discussed in the Code Assessment found under the "Work Products" tab of the project web site: www.updatehighpoint.com/

For more information contact Heidi Galanti at heidi.galanti@highpointnc.gov.



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HIGH POINT POPULATION CONTINUES TO GROW

Every year the Planning and Development Department calculates the city's estimated population as of April 1 of the current year. This year's population estimate is an average of the results from the following six methods:

- The number of new dwelling units approved for construction over the past year multiplied by the most recent vacancy rate and persons per household figure
- A projection of the state's most recent population estimate for the city
- A projection of High Point's share of the state's most recent population estimates for each county in which the city is located
- A projection of the Census Bureau's most recent municipal estimate

- A projection of High Point's share of each county's population according to the most recent Census Bureau estimate
- A straight-line projection of the city's population from the last two decennial censuses in 2000 and 2010

This resulted in a population estimate of 108,285 for High Point on April 1, 2013

A full report explaining how the estimate was calculated is available on the Department's web site: www.highpointnc.gov/plan/docs/2013_Population_Estimate.pdf

For more information please contact Andy Piper at (336) 883-3328 or by e-mail at: andy.piper@highpointnc.gov



DON'T FORGET AFCI PROTECTION WHEN ADDING NEW RECEPTALES

Enforcement of the 2011 NC Electrical Code became mandatory on July 3, 2012. One of the changes included in this edition of the NEC is a requirement found in Article 210.12(B) for AFCI protection to existing branch circuits.

Arc-Fault Circuit Interrupter Protection, or AFCI, was first required in 2002 for dwelling unit bedroom outlets. It has since grown to include all 120-volt 15 and 20 amp outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas.

The latest addition to this article now makes it mandatory to provide AFCI protection to existing

circuits "where branch-circuit wiring is modified, replaced, or extended." Also, the article specifically states that the "branch-circuit shall be protected," meaning that it would not be permitted to provide protection to only a portion of the circuit, such as a single outlet added on to an existing circuit.

Continue to watch for further expansion of AFCI requirements. There is a requirement in 406.3(D)(4) of the current code that will require (effective January 1, 2014) replacement receptacles to be AFCI protected.

Please call Richard Rowe, Electrical Supervisor, at (336) 883-3319 with any questions or comments.

IMPORTANT HVAC NEWS

Economizers:

503.31 – New Units

1. The Department of Insurance requires all new units and change out units over 65,000 BTU's to have an economizer on commercial cooling systems.
2. All new commercial jobs must have balance and test reports.
3. Permits for change outs of HVAC equipment must have an electrical permit issued at the same time as the mechanical permits.
4. Most new installations will require a second rough in inspection for boots to be sealed to sheet rock or floors before the final inspection.
5. All new and existing installations must have proper ladders on the site provided by the contractor. This is for safe access to HVAC equipment.

Mandatory Requirements:

403.1 – Residential Controls

403.1.1 – Programmable thermostat

Where the primary heating system is a forced-air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule in order to maintain different temperature set points at different times of the day.

403.1.2 – Heat Pump Supplementary Heat

Heat pumps having supplementary electric resistance heat shall have controls that except during defrost. This prevents supplemental heat operation when the heat pump compressor can meet the heating load. A heat strip outdoor temperature lockout shall be provided to prevent supplemental heat operation in response to the thermostat being changed to a warmer setting. The lockout shall be set no lower than 35 degrees F and no higher than 40 degrees F.

Helpful Hints:

Due to the rising number of copper thefts, contractors should advise all property owners to protect all outdoor and rooftop HVAC systems from vandalism. Commercial-built cages are available, as well as fencing for HVAC units. Adding burglar alarm systems to fences and locking cages can help with protection. Also, locking cages for rooftop ladders will provide additional protection from theft.

If you have any questions, please call Joe Kanoy, Mechanical Supervisor at (336) 883-3316.

ABC INSPECTIONS

Whether you want to open a bar or restaurant, or want to sell beer or wine at your retail establishment, you will need an ABC license from the North Carolina Alcoholic Beverage Control Commission. You can find forms, as well as other important ABC information, at www.abc.nc.gov. In order to obtain the state ABC license you will need to apply for an ABC permit from the Inspection Services Division. This permit will provide for various inspections to ensure your establishment is in compliance with all local and state requirements.

Once you have submitted an application to the Permit Center, which will include your copy of the state's Inspection/Zoning Compliance form, the review and inspection process will begin.

The first step in the process is a zoning review. This review usually does not require a site visit.

The zoning review is necessary to ensure that the property is zoned for the intended use. Once the use has been approved by the zoning review, your application is ready for the required site inspections.

The site inspections include an inspection by the Building Inspector and a Fire Inspector. It will be necessary for both to have access to the establishment to carry out their inspections. Both the Building and Fire Inspectors will be checking for compliance with life safety issues such as egress, exit lights and fire extinguishers.

After the zoning review and inspections are complete, your Inspection/Zoning Compliance form will be signed and ready for pick up in our Permit Center. If you have any questions regarding the ABC review process, please contact our office at (336)883-3151.

QUICK REPAIRS TO COMMON PLUMBING PROBLEMS

Question: I replaced my old bathtub with a new soaker tub; simple plumbing, or so I thought. I replaced the copper piping and the PVC drain piping, put the tub in, and installed the new faucet. I drew a bath in my new tub the other week, but when I turned off the water I heard a slight trickle. To my horror I peeked over the tub and saw a slow but steady pool of water making its way from the bottom of the tub to the door. I didn't know what was causing it! I am almost 100 percent sure it is not the copper piping going to the bathtub. I still don't have the tiling around the tub. I think it might be coming from the drain. Is there putty, or something else, that can be used on the drain to make it water proof?

Answer: Since you still have access to the drainpipes, it's an easy fix. Yes, there should be a sealant under the flange. You can use either plumber's putty or silicone. Unscrew the flange, make sure everything there is dry, install the sealant, and then screw it back down. With plumber's putty you can use it right away; with silicone you must wait a day for it to set. If you decide to use silicone, use some masking tape around the outside of the flange. It makes cleaning up a lot easier.

Question: I'm reinstalling a Kohler tub spout that slips onto the copper pipe and has a hex screw to tighten. When I removed it, I scored the pipe and made a pretty deep groove by twisting the faucet when I tried to get it off. Also, when it came off, the white washer and black o-ring came off. Have I broken it? Water leaks at the wall.

Answer: The setscrew holds the spout on the pipe, and the o-ring seals the water. If you can't get it to stop leaking, you may have to replace the spout. A groove in the pipe may also hinder sealing of the spout. If the groove has sharp or raised edges, you may have to lightly sand them to keep them from cutting the o-ring or keeping it from sealing. You may also need to fill in the groove to stop the leak if it is too deep.

Question: My young daughter poured melted wax (potpourri) down my kitchen sink, and now it is clogged. Can someone please tell me how I go about clearing it out of my pipes? I tried snaking it and using Draino but to no avail.

Answer: Put a bucket or pans under the trap and disconnect it to see if that's where it is clogged. Hopefully, the trap will be where most of it solidified. Be careful using a caustic drain cleaner. Those are for total clogs and will generally run right past a partial clog and do no good. About the only way you can flush wax out of a drain line is by using a big pot of boiling water and then running only the hot water until the line runs clear. You may have to use a pot of boiling water more than once.

Question: I am trying to hook up water lines to a laundry tub faucet. I have been trying to use CPVC pipe and fittings, but every time the fittings have leaked around the threads where they screw on to the faucet. I have used CPVC pipe and fittings before with no trouble, but on the others I used PTFE tape on the threads. Should I use PTFE tape on these? I thought I had them too loose, so I tightened them. Or, would I be better off using copper fittings and pipe, and hooking them into the CPVC with a Quest fitting?

Answer: Most faucet connections for sinks are straight threads, while pipe threads are tapered. You probably need a supply tube to make the connection. This goes between the shut-off valve and the faucet as done on kitchen and bath sinks. You can get flexible stainless steel hoses that have rubber washers to do this.

Question: When I squeeze the sprayer trigger it sprays, but water still comes out full force from the faucet. What do I need to do to fix this?

Answer: You need to replace the diverter. What type of faucet you have will determine how you attack the faucet to get to the diverter. The diverter is usually found just where the spout meets the faucet valve body. How the spout comes off varies with the make of the faucet and whether it is a single-handle or double-handle fixture.

Should you have any questions please call Jim Lawson, Plumbing Supervisor, at (336) 883-3275.



DEALING WITH PROPERTY LINES AND REQUIRED SETBACKS

Single family homes must be setback from property lines and street centerlines according to the zoning district and the type of street on which the lot is located. Current requirements were implemented in 1992 and can be found on the Planning & Development Department's web site: www.highpointnc.gov/plan.

From the Department's web site, hover over "Publications/Maps" to see the drop down menu where you can open "the Point," the City's interactive map. After the map loads, click on the "Address Information" icon at the top (red dot with a circle around it) and type your address in the box. The map will automatically zoom in to your property. It will also display information about your property in the box. Scroll down in the box until you see the row for "City Zoning," which shows the zoning of your property and also provides a link to a "Zoning Description." Click on this link.

Scroll down to the "Dimensional Requirements" on page 3 of the zoning fact sheet to see the required setback information. In order to find the street type, go back to "the Point" and look at the color of the street on the map, then click on the key icon at the far right to see the street legend. The notes below the dimensional requirements explain exceptions, including those for corner and through lots, and how to treat private streets. A "Prevailing Street Setback" exception can be used when existing homes on the same side of the street as the lot in question do not meet the current requirements.

You may also notice that some zoning districts have a "CU" or "CZ" in front of them. This indicates that the zoning is part of a Conditional Use District or has Conditional Zoning. These are more complicated. Contact our office to find out the setbacks if this is the case with your property.



Accessory buildings in residential districts cannot be located in front of a house, so they must always meet the front setback from the property line or street centerline. Side and rear setbacks for accessory buildings depend on where they are located relative to the principal building and also the size of the accessory building. Those located next to the house must meet the same side setback as the house (with an exception for carports under certain

circumstances). Accessory buildings located behind the house that are less than or equal to 600 sq. ft. have side and rear setbacks of 5', while those greater than 600 sq. ft. have side setbacks of 5' and rear setbacks of 10'.

Keep in mind that if new buildings are not planned to be at least 1' more than the required setback, an "as-built" survey will likely be required prior to a contractor/owner proceeding past foundation work.

When looking for plat surveys for planned additions or accessory buildings, copies may be found at the Register of Deeds. If not, a surveyor may have to provide one.

The main thing to keep in mind is that the proposed location of your building or structure must be pre-approved prior to beginning construction. Trying to address these situations afterwards proves to be very difficult and time consuming.

If you have any additional questions regarding this matter, please feel free to contact the Building Division at (336) 883-3323.